

MINUTES

City of Franklin Plan Commission Meeting

February 23, 2006

Approved March 9, 2006

CALL TO ORDER

- I. Mayor Taylor called the regular meeting of the Plan Commission of February 23, 2006, to order at 7:03 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski, Commissioners Ziegenhagen, Ritter, Haley, Bennett & Hanneman. Also present were Director of City Development Wheaton, Senior Planner Booth, Planner I Mentkowski & City Attorney Wesolowski.

MINUTES

Regular meeting of February 09, 2006

- II. A. Alderman Skowronski moved and Commissioner Ritter seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, February 09, 2006. Upon voice vote, all voted 'aye.' Motion carried.

PUBLIC HEARING

Natural Resource Special Exception WAB/DEVO Forest View LLC (Forest View Condominiums) (42 units)

A special exception from §15-4.0101 of the Unified Development Ordinance to allow the encroachment of Natural Resources.

Approximately 5720 West Ryan Road
R-8 Multiple-Family Residence District

Rezoning - American Design & Build, Inc. (Ryan Road Commerce Center)

R-3 Suburban/Estate Single-Family Residence
District Approximately 4700 West Ryan Road

Special Use - American Design & Build, Inc. (Ryan Road Commerce Center)

R-3 Suburban/Estate Single-Family Residence
District Approximately 4700 West Ryan Road

III.

- A. The Public Hearing was called to order at 7:11 PM. No members of the public coming forward, it was closed at 7:11 PM.
- B. The Public Hearing was called to order at 7:26 PM. The project was presented by Applicant. Alderman Olson spoke. No members of the public coming forward, it was closed at 7:29 PM.
- C. The item was withdrawn from the agenda. No action was taken.

BUSINESS

Natural Resource Special Exception WAB/DEVO Forest View LLC (Forest View Condominiums) (42 units)

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IV.

- A. Alderman Skowronski moved and Commissioner Hanneman seconded to recommend approval to the Common Council the Standards, Findings and Decision of the City of Franklin Common Council upon the Application of WAB/DEVO Forest View LLC for a Special Exception to Certain Natural Resource Provisions of the City of Franklin Unified Development Ordinance (Forest View Condominiums). Upon voice vote, all voted 'aye.' Motion carried.
- B. Commissioner Bennett moved and Alderman Skowronski seconded to recommend to the Common Council an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District to B-3 Community Business District (American Design & Build, Inc.) (Approximately 4700 West Ryan Road). The motion and second were withdrawn.

Commissioner Ritter moved and Commissioner Ziegenhagen seconded to refer back to staff to allow applicant opportunity to deal with staff and the Plan

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**Special Use - American Design & Build, Inc.
(Ryan Road Commerce Center)**

R-3 Suburban/Estate Single-Family Residence
District Approximately 4700 West Ryan Road

Land Combination – Thomas & Ivanka Stauber

Approximately 7234 South Cambridge Drive
R-3E Suburban/Estate Single-Family Residence
District

**PDD Planned Development District Amendment
Woodland Trails**

Approximately South 51st Street, West Cobblestone Drive &
West Ryan Road

PDD #25 BURKE PROPERTIES

**Concept Review – ABG Development (Franklin Park
Development and Estates as Oakwood)**

Commercial Development, Single-Family Subdivision &
Multiple-Family Development
Approximately South 76th Street from West Ryan Road to
West Oakwood Rd Road
R-2 Estate Single-Family Residence District, B-3
Community Business District & R-8 Multiple-Family
Residence District

Concept Review – Nancy Meinerz

Veterinarian Clinic and Animal Care Facility
Approximately 10930 West Loomis Road
B-3 Community Business District

**Concept Review – Wimmer Brothers Realty, Inc.
(Mission Creek Condominiums) (30 units)**

Approximately 11600 West Forest Home Avenue
M-1 Limited Industrial District

Concept Review – MLG Real Estate 2005 LLC

Single-Family Residential Subdivision (21 lots)
Approximately 9200 South 51st Street
R-3 Suburban/Estate Single-Family Residence District

**Concept Review – ASI General Inc.
(Southeastern Pediatric & Adolescent Medicine Center)
(Medical Office Building)**

approximately 10500 West Loomis Road
R-3 Suburban/Estate Single-Family Residence District

**Unified Development Ordinance Amendment
City of Franklin**

Accessory Structure Ordinance

**Announcement: Next Meeting scheduled for
Thursday, March 09, 2006**

Commission comments. Upon voice vote, all voted 'aye.'
Motion carried.

- C. The item was withdrawn from the agenda. No action was taken.

- D. Commissioner Ritter moved and Commissioner Ziegenhagen seconded to recommend to the Common Council approval of a resolution conditionally approving a combination of land of a part of the Northwest 1/4 of Section 9, T5N R21E in the City of Franklin, Milwaukee County, Wisconsin (Thomas & Ivanka Stauber) (approximately 7234 South Cambridge Drive). Upon voice vote, all voted 'aye.' Motion carried.

- E. Commissioner Hanneman moved and Commissioner Ritter seconded to table consideration of the amendment until the meeting of March 9, 2006, or when ready to be brought forward. Upon voice vote, all voted 'aye.' Motion carried.

- F. The concept was presented by applicant, with a lot of input by Commissioners, Alderman Solomon and Alderman Olson. No action needed; none taken.

- G. Concept presented by Applicant with input from Commissioners. No action needed; none taken.

- H. Concept presented by Applicant with input from Commissioners. No action needed; none taken.

- I. Concept presented by Applicant with input from Commissioners. No action needed; none taken.

- J. Concept presented by Applicant with input from Commissioners. No action needed; none taken.

- K. Commissioner Ritter moved and Commissioner Ziegenhagen seconded to table consideration of the item until the meeting of March 9, 2006. Upon voice vote, all voted 'aye.' Motion carried.

- L. Mayor Taylor announced the next regular meeting of the Plan Commission would be held on Thursday, March 09, 2006, beginning at 7:00 PM,

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ADJOURNMENT

- v.** Commissioner Ritter moved and Commissioner Ziegenhagen seconded to adjourn the Thursday, February 23, 2006, regular meeting of the Plan Commission, at 10:43 PM. Upon voice vote, all voted 'aye.' Motion carried. The meeting was adjourned.